



48 Lambs Conduit Street, London, WC1N 3LH

Premises: Ground and Basement
Area ft²: 726
Rent £/ft²: £50
Rent PA: £36,000
Terms: The property is available on a new Full Repairing and Insuring Lease for a term to be agreed, at a rental of £36,000 per annum inclusive of rates and service charge.
Use Class: B1 - Business
Rates: Included in the rent.
VAT: To be confirmed.
Service Charge: Included in the rent.
EPC: Available upon request.
Legal Costs: Each party to cover their own legal costs incurred in this transaction.
Viewing: Strictly by appointment only.

Mark Pearse
 0207 566 6457
markp@goodsircommercial.co.uk

Location:
 The office is located just off the desirable Lambs Conduit retail parade with access from Emerald Passage.

Both Holborn and Chancery Lane stations are an 8 minute walk away as well as being serviced by excellent bus routes to the City and West End

Description:
 Self-contained office/studio split over two floors in a highly sort after location.

- Kitchenette with dishwasher
- W/C facilities

Floor	Sq Ft	Sq M
Basement	343	32
Ground Floor	383	36
Total	726	67

(All measurements are approx. on a NIA basis)

9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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